



Development Services Department
City of Frisco, Texas

Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

Cc: George A. Purefoy, City Manager
John Lettelleir, AICP, Director of Development Services

From: Michael Walker, AICP, Senior Planner

Date: 12/02/2009

Agenda Caption: Public Hearing: Zoning Case Z07-0025, A request to rezone 120.9± acres on the southeast corner of US Hwy. 380 and the Dallas North Tollway from Highway and Industrial to Highway and Mixed-Use and consider and act to direct staff to prepare an Ordinance of the same. Zoned Highway and Industrial. Neighborhood #53.

Action Requested: Hold the public hearing and direct staff in the preparation of an Ordinance.

Background Information: The applicant submitted a Planned Development request at the same time the City was adopting the Form-Based Codes Manual into the Zoning Ordinance. At the time of the zoning case submittal, a Regulating Plan (Exhibit "D") was also submitted for review. During review of the submittal, staff and the applicant were unable to agree on a site layout for the property. The main discrepancies included:

- Enhancement of Parvin Branch as an amenity to the site;
- Building placement north of Parvin Branch; and
- Site layout of the property and permitted uses south of Parvin Branch.

Due to the economic downturn in 2008, it was determined that development on this property may not occur for several years. The current property owner has invested a lot of time and capital into this property, but will not be able to market the property without having the proper zoning in place. Therefore, it was decided that the best way to proceed with this project is to:

- Zone the property to allow for retail and mixed use;
- Apply the Form-Based Codes standards to the property;
- Establish standards for the enhancement of Parvin Branch;
- Establish general standards for building orientation on the north side of Parvin Branch; and
- Tie down restoration plans for Parvin Branch.

Prior to any preliminary site plan or site plan approval for the property, the applicant would be required to submit a Regulating Plan for review and approval by the Planning & Zoning Commission.

Board Review/Citizen Input: The Planning & Zoning Commission held a public hearing on the zoning request at their November 24, 2009 meeting and voted 5-0 to approve the request as submitted.

Alternatives: The City Council can:

- Approve the amendment request and direct staff to prepare an Ordinance;
- Deny the amendment request;
- Approve the amendment request with conditions and direct staff to prepare an Ordinance; or
- Table for further review.

Financial Considerations: Not applicable.

Legal Review: Not applicable at this time.

Supporting Documents:

- Planning & Zoning Commission Outcome Memo dated November 25, 2009.
- Staff report.
- Exhibit A
- Location Map.

Recommendation: The Planning & Zoning Commission is recommending approval as indicated in their November 25, 2009 Outcome Memo.